

Town of Union
BOARD OF ADJUSTMENT MEETING MINUTES
Thursday, October 16, 2008

The Town of Union Board of Adjustment meeting was called to order at 5:00 pm on Thursday, October 16, 2008 at the Eager Free Public Library, 39 W. Main St., Evansville, WI by Ray Weigand. Members in attendance included Ray Weigand, Scott Fredrickson, Bill Thomas, and Bob Fahey. Clerk Regina Ylvisaker was also in attendance.

Mark Schwengels, 15815 W. County Rd. C, Evansville, WI 53536 is requesting a variance to the Town of Union Zoning Code, section 17.13 to allow an 8' side yard setback, instead of the required 15' side yard setback. This request is being made to allow for an addition to the home currently located on parcel #6-20-230.1. The existing home is non-conforming to the present front yard setback of 100'; home currently has a 69' front yard setback to the centerline of Highway C.

The Schwengels request was moved to the first agenda item.

Weigand stated that it appears that the distance to the centerline of the road changes as the road passes the house, from 69' to 89'. Bob Fahey has no problem with the 8' setback being requested. Scott Fredrickson asked if the house is grandfathered in since it was previously non-conforming; Fahey clarified that it is not, the owner must go through the variance process regardless. Mark Schwengels stated that he has spoken to his neighbors on the West side of the property, and they have no objections. Neighbors in attendance at tonight's meeting, Solbergs on Joshua Drive, also have no objections. Fredrickson asked if the property is right on the Town/City border; Schwengels clarified that it is about 4 lots from the city limits. Fredrickson questioned whether the neighborhood and parcel in question are on city water and septic; Schwengels stated that they are. Fredrickson asked what the city setback requirements are; Fahey believes they require a 25' setback but is unsure.

Motion to approve the request made by Mark Schwengels, 15815 W. County Rd. C, Evansville, WI 53536 for a variance to the Town of Union Zoning Code, section 17.13 to allow an 8' side yard setback, instead of the required 15' side yard setback. This request is being made to allow for an addition to the home currently located on parcel #6-20-230.1. Motion made by Bill Thomas. Second by Scott Fredrickson. Motion carried by unanimous voice vote.

John Schneider, 15542 W. Francis Rd., Evansville, WI 53536 is requesting a variance to the Town of Union Driveway Ordinance, section 12.01 to allow a second driveway to access the existing garage on parcel #6-20-330.22.

Fahey presented background information regarding the Schneider request. Only one driveway is allowed per lot, and when the house was built they combined two lots. The owners built a detached garage 7-8 years ago, and intended to put driveway in at that point but didn't. Three individuals in the neighborhood got together and received a discount to have their driveways paved, including the applicant. The original permit for the garage was issued before the rule regarding one driveway per lot was enacted. Fahey stated that two driveways were allowed in a similar situation on Holt Road. The driveway has been installed already, the request is after the fact. The applicant has been using the garage for lawn tractors.

Motion to approve the request made by John Schneider, 15542 W. Francis Rd., Evansville, WI 53536 for a variance to the Town of Union Driveway Ordinance, section 12.01 to allow a second

driveway to access the existing garage on parcel #6-20-330.22 made by Bill Thomas. Second by Scott Fredrickson. Motion carried by unanimous voice vote.

Motion to adjourn made by Bill Thomas. Second by Ray Weigand. Meeting adjourned at 5:25 pm.

Respectfully submitted by:

Regina Ylvisaker, Clerk